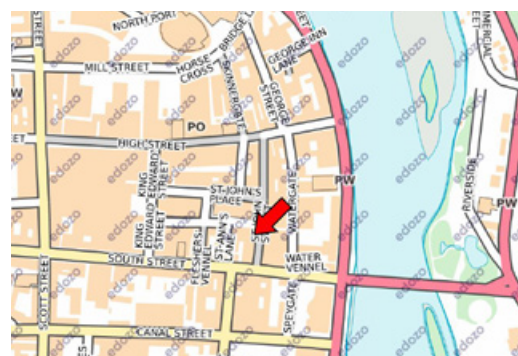
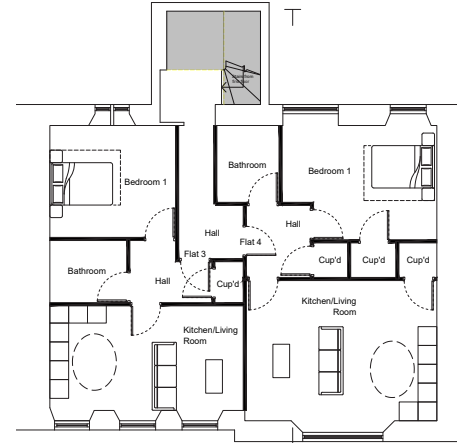
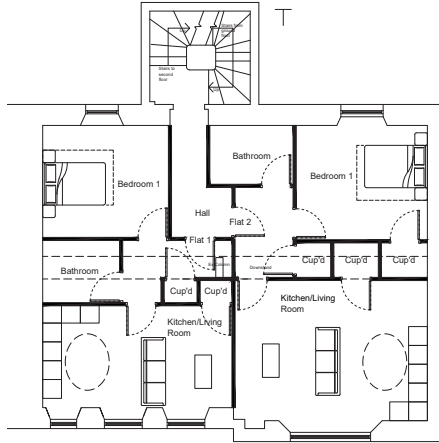
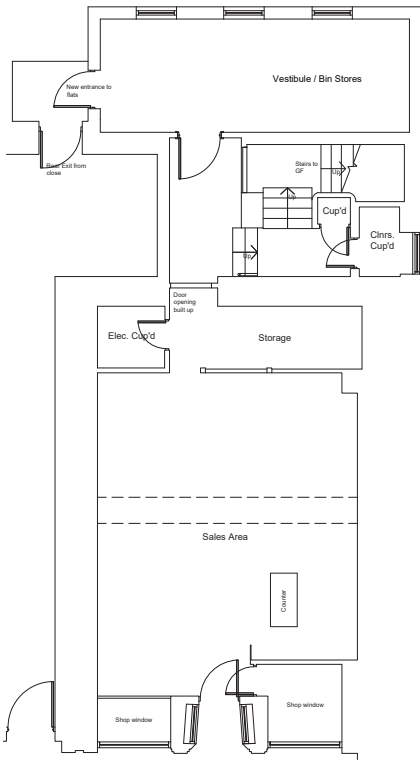




29 St John Street, Perth, PH1 5SH

- Attractive mid terraced building.
- Gross Internal Area — 307 sq m (3,305 sq ft).
- Retailing over ground and first floor levels, storage above.
- Conversion opportunity (retail and 4x flats) S.T.C.
- Lapsed planning consent (ref: 19/01982/FLL).
- Offers in excess of £165,000.





LOCATION DESCRIPTION

The City of Perth has a resident population of approximately 46,000 people, with a catchment area estimated to be well in excess of 130,000.

The subjects are situated within the City centre, on the west side of St John Street a popular retailing location, and close to the City's Café Quarter and recently opened and successful Perth Museum.

DESCRIPTION OF PROPERTY

Mid terraced traditionally constructed three storey building, of stone and slate construction with traditional timber and glaze frontage. Accommodation

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following gross internal area:

- 307 sq m (3,305 sq ft).

Split accordingly:

- Grd Flr - Retail, back shop and storage (91 sq m)
- 1st Flr - Retail (108 sq m)
- 2nd Flr - Storage and staff area (108 sq m)

RATEABLE VALUE

£14,400

PLANNING/ CONVERSION OPPORTUNITY

Previous planning consent (ref: 19/01982/FLL) permitting conversion to ground floor retail and 4x flats above. This Detailed Consent has lapsed although we would anticipate could be reinstated.

Parties should make their own enquiries in this regard with Perth and Kinross Council Planning Department.

TERMS

The subjects available for sale offers in excess of £165,000.

EPC

An EPC is available upon request.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT if applicable.

VIEWING AND OFFICE ADDRESS

Viewing is through the sole selling agents.

To arrange a viewing please contact:



Garth Davison
Director
garth.davison@g-s.co.uk
01738 445 733



Keith Scobbie
Partner
keith.scobbie@g-s.co.uk
01738 445 733

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2025